



October 29, 2023

Alachua County Growth Management
Attn: Christine Berish
10 SW 2nd Avenue
Gainesville, FL 32601

**Re: South Pointe PD - Phase II, Unit IIB
Preliminary Development Plan Application**

Dear Christine:


Please accept this application for a Preliminary Development Plan (PDP) for a proposed residential subdivision located at 13908 NW 13th Avenue on approximately 32.1 +/- acres (a portion of parcel numbers 04321-050-008 and 04321-050-010). The proposed project consists of a single family detached unit platted subdivision development with up to 105 lots within the South Pointe PD and associated roadways, utilities, open space and stormwater facilities.

The PDP has been prepared in compliance with the approved PD Zoning Master Plan for the South Pointe development. This is the final phase of development within the PD. In addition, the project design has been prepared to demonstrate compliance with the applicable ULDC criteria.

Included with this letter is all supporting information required for a development plan application and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,



Claudia Vega, P.E.
Director of Engineering



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](http://www.alachua.gov/growth)

Submit Application to:
 Development Services Division
[Development Review Email](mailto:development@alachua.gov)

Date: _____

DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: _____

APPROXIMATE PROJECT ADDRESS: _____

TAX PARCEL NUMBER(S): _____ TOTAL ACREAGE: _____

EXISTING ZONING: _____

FUTURE LAND USE: _____

BRIEF DESCRIPTION OF PROPOSED PROJECT:

DEVELOPMENT DATA:

LEVEL OF REVIEW: _____

Check all that apply and fill out:

- TND/TOD Number of Lots: _____ Square Footage: _____
- Single Family Residential Number of Lots: _____
- Multi-Family Residential Number of Lots: _____
- Non-Residential Square Footage: _____
- Boat Dock Square Footage: _____
- Other: _____

CONTACT INFORMATION:

AUTHORIZED AGENT:

Name: _____

Mailing Address: _____

Email: _____

Phone: _____

Florida has very broad public records laws. It is the policy of Alachua County that all County records shall be open for personal inspection, examination and/or copying unless otherwise exempted by Florida Statute.

4187.40
15.00
4202 90

RECORDED
95 FEB 15 AM 11:23
CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.

THIS INSTRUMENT PREPARED BY:
John F. Roscow, III
SCRUGGS & CARMICHAEL, P.A.
Post Office Box 23109
Gainesville, Florida 32602
RETURN TO: Same as above

RETURN TO

TAX PARCEL I.D. NO. 04321-050-000

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 15th day of February, 1996, between **EPILEPSY RESEARCH FOUNDATION OF FLORIDA, INC.**, a not for profit corporation existing under the laws of the State of Florida, and having its principal place of business at Gainesville, Alachua County, Florida, hereinafter referred as Grantor, and **ROSS INVESTMENT GROUP, INC.**, a corporation existing under the laws of the State of Florida, (TIN: applied for), whose post office address is 5538-A Northwest 43rd Street, Gainesville, Florida, 32653, hereinafter referred to as the Grantee:

WITNESSETH: That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is herein and hereby acknowledged by the Grantor, at and before the sealing and delivery of these presents, the Grantor has granted, bargained, sold, and conveyed, and does by these presents herein and hereby grant, bargain, sell, and convey unto the Grantee, and to Grantee's legal representatives and assigns, in fee simple absolute forever, all of the following described lots, tracts, pieces, and parcels of land, situate, lying and being in the County of Alachua, State of Florida, and more particularly known and distinguished as follows, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO taxes for the year 1996 and subsequent years.

TOGETHER WITH all and singular the rights, tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same, together with all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

AND the said Grantor hereby covenants with the Grantee that during the period of its ownership of the land, it has in no wise encumbered or otherwise impaired the title to the property and it hereby warrants that it will defend the same against the lawful claims of all persons whomsoever, provided, however, that such claims arose during the period of its ownership of the property.

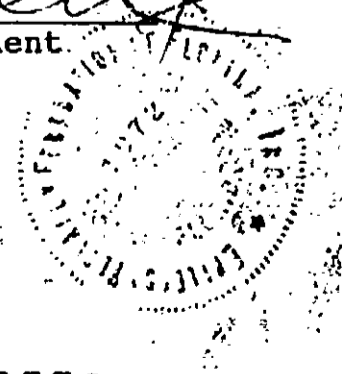
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

EPILEPSY RESEARCH FOUNDATION OF FLORIDA, INC.

John F. Roscow, III
Print Name: John F. Roscow, III
Philip A. Delaney
Print Name: Philip A. Delaney

B. J. Wilder
B. J. WILDER, M.D., President



1381812

BR-2049 PG2570

Doc. St. Amt. \$ 4187.40
J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County - By *John F. Roscow, III*

STATE OF FLORIDA *
COUNTY OF ALACHUA *

The foregoing instrument was subscribed and sworn to before me
this 15th day of February, 1996, by B.J. WILDER, M.D., as
President of EPILEPSY RESEARCH FOUNDATION OF FLORIDA, INC., a
Florida corporation, on behalf of the corporation. He is
personally known to me or has produced
as identification.

PAD



Philip A. Delaney
Notary Public Signature

Name of Notary Public Stamped With
Commission Number/Expiration Date

LEGAL DESCRIPTION (PARCEL "B"):

A PARCEL OF LAND SITUATED IN THE WEST HALF (1/2) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

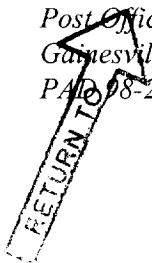
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36 AND RUN NORTH 89 DEG. 16 MIN. 52 SEC. EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 660.00 FEET; THENCE RUN NORTH 00 DEG. 48 MIN. 18 SEC. WEST ALONG THE EAST LINE OF THE WEST 660.00 FEET OF SAID SECTION 36, A DISTANCE OF 1335.71 FEET TO A CONCRETE MONUMENT (P.L.S. 4788) ON THE SOUTH LINE OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 36 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 48 MIN. 18 SEC. WEST ALONG SAID EAST LINE OF THE WEST 660.00 FEET, A DISTANCE OF 3183.69 FEET; THENCE RUN NORTH 89 DEG. 28 MIN. 02 SEC. EAST, A DISTANCE OF 1011.21 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF TAX PARCEL 4321-51; THENCE RUN SOUTH 00 DEG. 23 MIN. 10 SEC. EAST ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 325.32 FEET TO A CONCRETE MONUMENT (P.L.S. 2115) AT THE NORTHWEST CORNER OF SAID TAX PARCEL 4321-51; THENCE CONTINUE SOUTH 00 DEG. 23 MIN. 10 SEC. EAST ALONG THE WEST LINE OF SAID TAX PARCEL 4321-51, A DISTANCE OF 1414.35 FEET TO A CONCRETE MONUMENT (P.L.S. 2115) AT THE NORTHEAST CORNER OF TAX PARCEL 4321-50-6; THENCE RUN SOUTH 89 DEG. 28 MIN. 02 SEC. WEST, A DISTANCE OF 333.22 FEET TO THE EAST LINE OF THE WEST QUARTER (1/4) OF SAID SECTION 36; THENCE RUN SOUTH 00 DEG. 42 MIN. 39 SEC. EAST ALONG SAID EAST LINE, A DISTANCE OF 1443.99 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 36; THENCE RUN SOUTH 89 DEG. 28 MIN. 02 SEC. WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4), A DISTANCE OF 662.90 FEET TO THE POINT OF BEGINNING.
CONTAINING 62.145 ACRES, MORE OR LESS.

PARCEL "B" IS SUBJECT TO A 30.00 FOOT INGRESS AND EGRESS AND PUBLIC UTILITIES EASEMENT OVER THE WEST 30.00 FEET THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1836, PAGES 872 THROUGH 879 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

2049 PG2572

Record 15 00
Doc. Stamps 1,835.40
Int. Tax _____
Total 1,835.40

Prepared By & Return To:
Philip A. DeLaney,
Scruggs & Carmichael, P.A.
Post Office Box 23109
Gainesville, Florida 32602
PA 08-2070



WARRANTY DEED

CIRCUIT COURT CLERK
J. K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/13/1998 10:56
Document ID 1574045
Book/Page 2201/ 1937
DTAX 1,835.40

Property Appraiser's Tax Parcel No.
04321-050-014, and

GRANTOR(S): Larry J. Ross and Sherlie H. West,
conveying their non-homestead unimproved
property
S.S. #(s) [REDACTED] and [REDACTED]

GRANTEE(S): Ross Investment Group, Inc., a
Florida corporation
FEIN # 59-3361593

THIS INDENTURE, Made and entered into on this 12th day of November, 1998, between Larry J. Ross and Sherlie H. West, conveying their non-homestead unimproved property, whose address is 5538-A N.W. 43rd Street, Gainesville, Florida 32653, hereinafter referred to as Grantor, and

Ross Investment Group, Inc., a Florida corporation, whose mailing address is 5538-A N.W. 43rd Street, Gainesville, Florida 32653, hereinafter referred to as Grantee,

WITNESSETH:

That for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable considerations paid by Grantee, the receipt of which is herein and hereby acknowledged by the Grantor, at and before the sealing and delivery of these presents, the Grantor has granted, bargained, sold, aliened and conveyed, and does by these presents herein and hereby grant, bargain, sell, alien and convey unto the Grantee, and to Grantee's heirs and assigns, in fee simple absolute forever, the following described lots, tracts, pieces, and parcels of land, situate, lying and being in the County of Alachua, State of Florida, and more particularly known and distinguished as follows, to-wit:

LEGAL DESCRIPTION LABELED EXHIBIT "A" ATTACHED
HERETO AND BY REFERENCE INCORPORATED HEREIN

SUBJECT TO: restrictions, conditions, reservations, easements, covenants, assessments, building setback lines, and other matters or limitations of record, if any; and, taxes and assessments for year 1999 and subsequent years.

TOGETHER WITH all and singular the rights, tenements, hereditaments and appurtenances to the same belonging or in anyway appertaining.

TO HAVE AND TO HOLD the above granted and described property, and each and every part and parcel thereof, unto the Grantee and to Grantee's heirs, legal representatives, successors and assigns, forever in fee simple absolute.

AND the said Grantor does herein and hereby fully warrant the title to the above described property and each and every part and parcel thereof and will forever defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set his/her/their/its hand(s) and seal(s) on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

[Signature]
WITNESS Philip A. DeLaney

[Signature]
Larry J. Ross

Printed name of witness
[Signature]
WITNESS

[Signature]
Sherlie H. West

[Signature]
Printed name of witness

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 12th day of November, 1998, by Larry J. Ross and Sherlie H. West, who is/are personally known to me or who () has/have produced _____ as identification and who executed the above instrument.

[Signature]
Notary State of Florida

Printed Name of Notary

My Commission Expires:

(NOTARY SEAL)



Philip A. DeLaney
MY COMMISSION # CC703406 EXPIRES
April 18, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

MAY 27, 1997

PREPARED FOR: LARRY ROSS & SHERLIE WEST
WORK ORDER NO. 97-11278

OR Book 2201 Page 1939

LEGAL DESCRIPTION - PARCEL "E" (BY THIS OFFICE):

A PARCEL OF LAND SITUATED IN THE WEST HALF (1/2) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36 AND RUN NORTH 00 DEG. 48 MIN. 18 SEC. WEST ALONG THE WEST SECTION LINE THEREOF, A DISTANCE OF 2970.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 48 MIN. 18 SEC. WEST ALONG SAID WEST SECTION LINE, A DISTANCE OF 1730.01 FEET TO THE NORTH LINE OF THE SOUTH 4700 FEET OF SAID SECTION 36; THENCE RUN NORTH 89 DEG. 16 MIN. 52 SEC. EAST, DEPARTING FROM SAID WEST SECTION LINE AND RUNNING ALONG SAID NORTH LINE OF THE SOUTH 4700 FEET OF SECTION 36, A DISTANCE OF 660.00 FEET TO THE EAST LINE OF THE WEST 660 FEET OF SAID SECTION 36; THENCE RUN SOUTH 00 DEG. 48 MIN. 18 SEC. EAST ALONG SAID EAST LINE, A DISTANCE OF 1730.01 FEET; THENCE RUN SOUTH 89 DEG. 16 MIN. 52 SEC. WEST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 26.212 ACRES, MORE OR LESS.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
ROSS INVESTMENT GROUP, INC.

Filing Information

Document Number	P96000008643
FEI/EIN Number	59-3361593
Date Filed	01/24/1996
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/14/2010
Event Effective Date	NONE

Principal Address

324 NW 154TH STREET
NEWBERRY, FL 32669

Changed: 02/03/2020

Mailing Address

324 NW 154TH STREET
NEWBERRY, FL 32669

Changed: 02/03/2020

Registered Agent Name & Address

TURNER, JONATHAN M, ESQ.
2234 N.W. 40TH TERRACE, SUITE B
GAINESVILLE, FL 32605

Name Changed: 02/03/2020

Address Changed: 02/03/2020

Officer/Director Detail

Name & Address

Title PD

ROSS, LARRY J
324 NW 154 TH STREET
NEWBERRY, FL 32669

Title VP

ROSS, BONNIE L
324 NW 154TH STREET
NEWBERRY, FL 32669

Annual Reports

Report Year	Filed Date
2020	03/20/2020
2021	01/14/2021
2022	03/24/2022

Document Images

03/24/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- Reg. Agent Change	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
02/01/2018 -- ANNUAL REPORT	View image in PDF format
01/25/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
06/05/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
02/28/2012 -- ANNUAL REPORT	View image in PDF format
03/10/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2010 -- Amendment	View image in PDF format
03/09/2009 -- ANNUAL REPORT	View image in PDF format
05/02/2008 -- ANNUAL REPORT	View image in PDF format
04/05/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
03/24/2005 -- ANNUAL REPORT	View image in PDF format
03/19/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
03/18/2002 -- ANNUAL REPORT	View image in PDF format
04/07/2001 -- ANNUAL REPORT	View image in PDF format
03/28/2000 -- ANNUAL REPORT	View image in PDF format

[03/05/1999 -- ANNUAL REPORT](#)

View image in PDF format

[02/03/1998 -- ANNUAL REPORT](#)

View image in PDF format

[03/03/1997 -- ANNUAL REPORT](#)

View image in PDF format

[01/24/1996 -- DOCUMENTS PRIOR TO 1997](#)

View image in PDF format

Sign Up for Property Watch

Parcel Summary

Parcel ID 04321-050-008
Prop ID 20135
Location Address
Neighborhood/Area (154200.00)
Subdivision
Brief Legal Description* COM SW COR SEC N 2970 FT POB N 1730.01 FT E 660 FT S 1730.01 FT W 660 FT POB (LESS SOUTH POINTE PH I UNIT 5-B PB 26 PG 65)(LESS SOUTH POINTE PHASE I UNIT 5-A PB 26 PG 90) OR 2201/1937
(Note: *The Description above is not to be used on legal documents.)
Property Use Code TMBR SI 90+ (05400)
Sec/Twp/Rng 36-09-18
Tax District SUWANNEE (District 0500)
Millage Rate 19.6865
Acreage 23.280
Homestead N

[View Map](#)



Owner Information

[ROSS INVESTMENT GROUP INC](#)
 324 NW 154TH ST
 NEWBERRY, FL 32669-2880

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$9,300	\$9,300	\$9,300	\$9,300	\$9,300
Agricultural (Market) Value	\$349,200	\$349,200	\$349,200	\$349,200	\$349,300
Just (Market) Value	\$349,200	\$349,200	\$349,200	\$349,200	\$349,300
Assessed Value	\$9,300	\$9,300	\$9,300	\$9,300	\$9,300
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$9,300	\$9,300	\$9,300	\$9,300	\$9,300
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5401	TIMBER 1-N	2.85	124146	0	0	R-1A
5401	TIMBER 1-N	20.43	889930.8	0	0	PD

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/12/1998	\$262,200	WD	2201	1937	U - UNQUALIFIED	Vacant	* ROSS & WEST /// LARRY J ROSS	ROSS INVESTMENT GROUP INC	Link (Clerk)
5/28/1997	\$262,200	WD	2115	997	U - UNQUALIFIED	Vacant	* FLETCHER & SONS BUILDERS INC	* ROSS & WEST	Link (Clerk)
5/28/1997	\$88,900	WD	2115	995	U - UNQUALIFIED	Vacant	* ALCORN LANNY B	* FLETCHER & SONS BUILDERS INC	Link (Clerk)
3/3/1995	\$60,000	WD	2006	742	Q - QUALIFIED	Vacant	* RICHARD W FLETCHER	* ALCORN LANNY B	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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[GDPR Privacy Notice](#)

Last Data Upload: 1/27/2023, 8:27:47 AM

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 Schneider
GEOSPATIAL

Version 2.3.242

Sign Up for Property Watch

Parcel Summary

Parcel ID 04321-050-010
Prop ID 20136
Location Address
 GAINESVILLE, FL 32606
 (154200.00)
Neighborhood/Area
 Subdivision
Brief Legal Description* COM SW COR SEC E 660 FT N 53.15 FT N 1282.56 FT POB N 3183.69 FT E 1011.21 FT S 1739.67 FT W 333.22 FT S 1443.99 FT W 662.90 FT POB LESS COM NE COR OF W 660 FT OF S 1320 FT N 635 FT POB N 18 FT SELY 6.64 FT 8.70 FT SWLY 6.64 FT POB PER OR 2117/0418) (LESS
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code TMBR SI 90+ (05400)
Sec/Twp/Rng 36-09-18
Tax District SUWANNEE (District 0500)
Millage Rate 19.6865
Acreage 25.380
Homestead N



[View Map](#)

Owner Information

[ROSS INVESTMENT GROUP INC](#)
 324 NW 154TH ST
 NEWBERRY, FL 32669-2880

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$17,200	\$17,200	\$17,200	\$17,200	\$17,200
Agricultural (Market) Value	\$418,800	\$418,800	\$418,800	\$430,200	\$430,200
Just (Market) Value	\$418,800	\$418,800	\$418,800	\$430,200	\$430,200
Assessed Value	\$17,200	\$17,200	\$17,200	\$17,200	\$17,200
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$17,200	\$17,200	\$17,200	\$17,200	\$17,200
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5401	TIMBER 1-N	25.38	1105552.8	0	0	PD

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/15/1996	\$598,200	SD	2049	2570	U - UNQUALIFIED	Vacant	* EPILEPSY RESEARCH FOUNDATION	ROSS INVESTMENT GROUP INC	Link (Clerk)
12/28/1995	\$308,600	CT	2049	2152	U - UNQUALIFIED	Vacant	* EPILEPSY RESEARCH FOUNDATION	* EPILEPSY RESEARCH FOUNDATION	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 1/27/2023, 8:27:47 AM](#)

Version 2.3.242

Developed by
 Schneider
GEO SPATIAL



Search all services we offer...



[Vehicle Registration](#)

Property Tax

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #04321 050 008

Owner:

ROSS INVESTMENT GROUP INC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/29/2022** for **\$175.78**. [Print paid bill \(PDF\)](#)

[Apply for the 2023 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2022 Annual Bill ⓘ	\$0.00 Paid \$175.78	11/29/2022 Receipt #22-0041451	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$180.57	11/29/2021 Receipt #21-0043545	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$181.91	11/30/2020 Receipt #20-0044902	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$189.34	11/27/2019 Receipt #19-0039756	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$186.56	11/29/2018 Receipt #18-0037485	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$119.63	11/30/2017 Receipt #17-0048422	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$130.99	11/29/2016 Receipt #16-0038150	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$131.75	11/30/2015 Receipt #15-0041117	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$142.32	11/26/2014 Receipt #14-0035186	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$141.39	12/02/2013 Receipt #13-0041280	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$137.35	11/30/2012 Receipt #12-0042893	Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$140.65	11/30/2011 Receipt #2011-1015593	Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$139.54	11/30/2010 Receipt #2010-1015543	Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$148.45	12/01/2009 Receipt #2009-9013651	Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$187.20	11/30/2008 Receipt #2008-8015235	Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$170.28	11/30/2007 Receipt #2007-7007161	Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$202.95	11/30/2006 Receipt #2006-9091130	Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$215.12	11/30/2005 Receipt #2005-5007395	Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$217.40	11/30/2004 Receipt #2004-4011422	Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$158.92	11/26/2003 Receipt #2003-3021929	Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$161.38	11/25/2002 Receipt #2002-0214602	Print (PDF)
Total Amount Due	\$0.00		

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

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Real Estate Account #04321 050 010

Owner:

ROSS INVESTMENT GROUP INC

Situs:

UNASSIGNED LOCATION RE
GAINESVILLE 32606

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/29/2022** for **\$325.07**. [Print paid bill \(PDF\)](#)

[Apply for the 2023 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2022 Annual Bill ⓘ	\$0.00 Paid \$325.07	11/29/2022 Receipt #22-0041451	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$333.95	11/29/2021 Receipt #21-0043545	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$336.44	11/30/2020 Receipt #20-0044902	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$350.17	11/27/2019 Receipt #19-0039756	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$345.04	11/29/2018 Receipt #18-0037485	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$222.73	11/30/2017 Receipt #17-0048422	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$243.89	11/29/2016 Receipt #16-0038150	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$245.35	11/30/2015 Receipt #15-0041117	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$262.05	11/26/2014 Receipt #14-0035186	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$260.36	12/02/2013 Receipt #13-0041280	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$252.87	11/30/2012 Receipt #12-0042893	Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$258.95	11/30/2011 Receipt #2011-1015593	Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$256.89	11/30/2010 Receipt #2010-1015543	Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$272.95	12/01/2009 Receipt #2009-9013651	Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$346.20	11/30/2008 Receipt #2008-8015235	Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$314.22	11/30/2007 Receipt #2007-7007161	Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$345.69	11/30/2006 Receipt #2006-9091130	Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$414.22	11/30/2005 Receipt #2005-5007395	Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$418.63	11/30/2004 Receipt #2004-4011422	Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$472.01	11/26/2003 Receipt #2003-3021929	Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$479.34	11/25/2002 Receipt #2002-0214602	Print (PDF)
Total Amount Due	\$0.00		

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

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Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](http://www.alachua.org/growth)

Submit Affidavit to:
 Development Services Division
[Development Review Email](mailto:development@alachua.org)

POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: South Pointe

OWNER(s): Ross Investment Group, Inc.

APPOINTED AGENT: eda consultants, inc.

PARCEL NUMBER(s): 04321-050-008 & 04321-050-010

APPROXIMATE PROJECT ADDRESS: NW 122nd St

I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Melissa Watson Agent or Owner Melissa Watson Agent or Owner
 Signature Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this

31st Day of October, 2023, by Melissa Watson who is

personally known or has provided satisfactory identification _____.

STATE OF FLORIDA

COUNTY OF Alachua



Heather A. Hartman
 Comm.: # HH 320137
 Expires: October 10, 2026
 Notary Public - State of Florida

Heather A. Hartman Signature of Notary Public
Heather A. Hartman Printed Name of Notary Public

HH320137 Notary Commission Number
HH 320137

(Notarial Stamp above)

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

- Single Family Multi Family Exempt (See exemptions on page 2)
Number of Units Number of Units
Level of Review Preliminary Final Revised Preliminary Revised Final

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary **Middle** **High**

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="105"/>	units X 0.12 Elementary School Multiplier	<input type="text" value="13"/>	Student Stations
MIDDLE	<input type="text" value="105"/>	units X 0.06 Middle School Multiplier	<input type="text" value="6"/>	Student Stations
HIGH	<input type="text" value="105"/>	units X 0.09 High School Multiplier	<input type="text" value="9"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.06 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.03 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.03 High School Multiplier	<input type="text"/>	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- Existing legal lots eligible for a building permit
- Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address:

Phone:

Email:

CERTIFICATION

PROJECT NAME : **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

Approved based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

High SCSA Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

Denial for reasons stated

Approved by

School Board Staff Certification



Suzanne M. Wynn
Director of Community Planning
Alachua County Public Schools
352.955.7400 x 1445

Date:

Alachua County Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed Preliminary Development Plan for a single family (detached) residential subdivision (final phase of the South Pointe Planned Development) on a portion of tax parcel numbers 04321-050-008 and 04321-050-010 (Low Density Residential land use designation and Planned Development (PD) zoning), on approximately 33 +/- acres. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Wednesday, September 27, 2023
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
permitting@edafl.com (352) 373-3541



04321-601-038
PRESCOTT JESSE ALLEN III &
KATHLEEN ANN
10402 SW 49TH LN
GAINESVILLE, FL 32608

04321-600-012
ERBAY CELAL G
10830 SW 17TH LN
GAINESVILLE, FL 32607-3274

04321-600-020
11535 NW 18TH PL LLC
1089 NW 126TH WAY
NEWBERRY, FL 32669

04315-000-000
FLETCHER MARY D
11018 NEWBERRY RD
GAINESVILLE, FL 32606

04321-401-075
MCCURDY BERNARD J & REINA V
11513 NW 16TH LN
GAINESVILLE, FL 32606-1412

04321-401-077
ZHARIKOV SERGEY I & ALEVINA
11518 NW 16TH LN
GAINESVILLE, FL 32606-1413

04321-600-001
HALPERN MELISSA
11523 NW 17TH PL
GAINESVILLE, FL 32606

04321-401-067
MORALES GERARDO R
11526 NW 16TH PL
GAINESVILLE, FL 32606

04321-401-078
GILMOUR & RIEL W/H
11528 NW 16 LN
GAINESVILLE, FL 32606

04321-401-063
CURRENT RESIDENT
11529 NW 16TH PL
GAINESVILLE, FL 32606

04321-600-019
TIBBETTS JEFFREY ALLAN & MARIE
BRIGHENTI
11530 NW 17TH PL
GAINESVILLE, FL 32606

04321-601-036
VALAIS NATALIA SHAWNA-KIERSEY
11532 NW 18TH PL
GAINESVILLE, FL 32606

04321-401-054
CAMPBELL ROBERT & JESSICA L
11534 NW 15TH LN
GAINESVILLE, FL 32606

04321-601-051
KILBOURN JUSTIN M & JULIE M
11534 NW 19TH PL
GAINESVILLE, FL 32606

04321-401-047
KRIP WENDY L
11535 NW 15TH LN
GAINESVILLE, FL 32606

04321-401-068
SALLUSTIO MICHAEL S
11536 NW 16TH PL
GAINESVILLE, FL 32606

04321-600-018
D'SILVA LAVERNE
11540 NW 17TH PL
GAINESVILLE, FL 32606

04321-600-002
GREENE TRACY A
11543 NW 17TH PL
GAINESVILLE, FL 32606

04321-600-021
CURRENT RESIDENT
11545 NW 18TH PL
GAINESVILLE, FL 32606

04321-600-017
ENTELISANO TRINA MARIE
11550 NW 17TH PL
GAINESVILLE, FL 32606

04321-601-035
GUARIGLIA & STANSBURY
11552 NW 18TH PL
GAINESVILLE, FL 32606

04321-600-003
BOLTON ADAM
11563 NW 17TH PL
GAINESVILLE, FL 32606

04321-601-050
MCGUIRE SHIRLEY M
11564 NW 19TH PL
GAINESVILLE, FL 32606-1441

04321-600-022
AUDETTE MISTY DAWN
11565 NW 18TH PL
GAINESVILLE, FL 32606

04321-600-016
VANCE TIMOTHY B & SCARLET S
11570 NW 17TH PL
GAINESVILLE, FL 32606

04321-601-034
FRAZIER DAVID III & WANDA L
11572 NW 18TH PL
GAINESVILLE, FL 32606

04321-600-004
LEONARD CHARLENE P
11583 NW 17TH PL
GAINESVILLE, FL 32606

04321-601-049
HENDRICKSON JILL E LIFE ESTATE
11584 NW 19TH PLACE
GAINESVILLE, FL 32606

04321-600-023
CRAWFORD PATRICK H
11585 NW 18TH PL
GAINESVILLE, FL 32606

04321-601-033
WASSMAN KARA LOCKE
11592 NW 18TH PL
GAINESVILLE, FL 32606

04321-601-040
CUENCA CARMEN
11597 NW 19TH PL
GAINESVILLE, FL 32606

04321-401-055
DEMARCUS AMANDA R
11602 NW 15TH LN
GAINESVILLE, FL 32606

04321-401-073
JENKINS BOBBY S & DANIELLE
11603 NW 16TH LN
GAINESVILLE, FL 32606

04321-401-062
SCHREIER CHRISTOPHER WADE &
LESLEY ANNE
11605 NW 16TH PL
GAINESVILLE, FL 32606

04321-401-079
ALLEN CASSADY
11606 NW 16TH LN
GAINESVILLE, FL 32606

04321-600-024
DALUSIO ELIZABETH A
11607 NW 18TH PL
GAINESVILLE, FL 32606

04321-600-014
ODELL ABIGAIL L
11608 NW 17TH PL
GAINESVILLE, FL 32606

04321-401-046
CALAMORE PETER A & LAURA M
11609 NW 15TH LN
GAINESVILLE, FL 32606

04321-401-069
LOVETT DUANE D & ELDA S
11610 NW 16TH PL
GAINESVILLE, FL 32606

04321-401-056
BAILEY PAUL HOUSTON & NATALIE
11612 NW 15TH LN
GAINESVILLE, FL 32606

04321-401-061
KRANZ BARBARA TRUSTEE
11615 NW 16TH PL
GAINESVILLE, FL 32606

04321-401-080
THOMPSON CASEY RAYMOND &
JESSICA
11616 NW 16TH LN
GAINESVILLE, FL 32606

04321-401-045
CAMARGO JOAO PAULO COLLECTA
& KATIE
11619 NW 15TH LN
GAINESVILLE, FL 32606

04321-401-070
GALLAGHER & NOLAN
11620 NW 16TH PL
GAINESVILLE, FL 32606

04321-600-006
ALORES INVESTMENTS LLC
11621 NW 17TH PL
GAINESVILLE, FL 32606

04321-401-057
MCCOMBS KEITH A & WENDY T
11622 NW 15TH LN
GAINESVILLE, FL 32606

04321-601-048
CHRISTIAN JEANINE
11622 NW 19TH PL
GAINESVILLE, FL 32606

04321-401-072
ANDERSON KARL & BRECKA
11623 NW 16TH LN
GAINESVILLE, FL 32606

04321-601-032
PRICE JESSE ROBERT & KAITLIN
OLANDER ROBB
11624 NW 18TH PL
GAINESVILLE, FL 32606

04321-401-060
SMITH STEVEN C & JENNIFR N
11625 NW 16TH PL
GAINESVILLE, FL 32606-1410

04321-601-041
PERUYERO MARIA
11625 NW 19TH PL
GAINESVILLE, FL 32606

04321-401-081
DICESARE THOMAS A
11626 NW 16TH LN
GAINESVILLE, FL 32606

04321-600-025
BOYD & JOSEPH
11627 NW 18TH PL
GAINESVILLE, FL 32606

04321-600-013
TABBERRAH SARAH PRISCILLA
11628 NW 17TH PL
GAINESVILLE, FL 32606

04321-401-044
BROOKER JEFFREY R & JOSEPHINE J
11629 NW 15TH LN
GAINESVILLE, FL 32606

04321-401-071
HYATT RONALD A & BARBARA F
11630 NW 16TH PL
GAINESVILLE, FL 32606

04321-401-058
CURRENT RESIDENT
11632 NW 15TH LN
GAINESVILLE, FL 32606

04321-401-059
PORCH JOHN R & SUSAN S
11635 NW 16TH PL
GAINESVILLE, FL 32606

04321-401-043
BIETILA ZACHARY PAUL & AMANDA
KATHRYN JOHNSON
11639 NW 15TH LN
GAINESVILLE, FL 32606

04321-600-007
WILLEFORD BETSY
11641 NW 17TH PL
GAINESVILLE, FL 32606

04321-601-047
CLARK RYAN & MICHELLE
11642 NW 19TH PL
GAINESVILLE, FL 32606

04321-400-037
CALIXTE CLITON & FRANTZ
11644 NW 13TH LN
GAINESVILLE, FL 32606

04321-601-042
DONLIN SAMANTHA L
11645 NW 19TH PL
GAINESVILLE, FL 32606

04321-600-026
NASON KATLYNN MARIE
11647 NW 18TH PL
GAINESVILLE, FL 32606

04321-400-038
TATE DELAWARE JACKSON III &
FRANCES
11654 NW 13TH LN
GAINESVILLE, FL 32606

04321-600-008
MALLON LUCILLE
11661 NW 17TH PL
GAINESVILLE, FL 32606

04321-601-046
SCALES ANN EAST LIFE ESTATE
11662 NW 19TH PL
GAINESVILLE, FL 32606

04321-601-030
WATERS JAMES
11664 NW 18TH PL
GAINESVILLE, FL 32606

04321-600-027
HEWITT LEEANN A
11667 NW 18TH PL
GAINESVILLE, FL 32606

04321-600-009
POLLER MELANIE
11681 NW 17TH PL
GAINESVILLE, FL 32606

04321-601-045
MICKLER VALARIE
11682 NW 19TH PL
GAINESVILLE, FL 32606

04321-601-029
FUTRELL JESSE E
11684 NW 18TH PL
GAINESVILLE, FL 32606

04321-601-044
STRESSMAN GWEN
11685 NW 19TH PL
GAINESVILLE, FL 32606

04321-204-107
COUSINS & COUSINS
11815 NW 14TH RD
GAINESVILLE, FL 32606

04321-204-111
WEST KENT & LEAH EVANS
11822 NW 14TH RD
GAINESVILLE, FL 32606

04321-204-108
FISHER LEE R & SUSAN P
11845 NW 14TH RD
GAINESVILLE, FL 32606

04321-204-112
EKLUND ERIK CHARLES
11852 NW 14TH RD
GAINESVILLE, FL 32606

04321-204-109
KOWALSKI FRANCIS XAVIER
11865 NW 14TH RD
GAINESVILLE, FL 32606

04321-204-113
RIGOR JOSELITO O & MARY R
11872 NW 14TH RD
GAINESVILLE, FL 32606

04321-204-110
BRYANT JAMES T & DEBORAH L
11885 NW 14TH RD
GAINESVILLE, FL 32606

04321-204-114
ARISPE SCOTT & JAIME
11910 NW 14TH RD
GAINESVILLE, FL 32606

04321-204-121
ALKHAZRAJI & SADDIQ H/W
11917 NW 14TH RD
GAINESVILLE, FL 32606

04321-202-025
RICKS & RICKS-SANTI H/W
11919 NW 15TH RD
GAINESVILLE, FL 32606

04321-202-024
DAVIS CHELSEA S & TORRY L
11920 NW 15TH RD
GAINESVILLE, FL 32606

04321-204-122
MISHRA NEETENDRA KUMAR &
SHRADDHA
11922 NW 13TH RD
GAINESVILLE, FL 32606

04321-204-127
SARMIENTO LOGAN A & CHRISTINE
S
11929 NW 13TH RD
GAINESVILLE, FL 32606

04321-204-115
DUVALL FREDERICK GUSTAV S &
STEPHANIE LYNN
11930 NW 14TH RD
GAINESVILLE, FL 32606

04321-204-120
LETT BONNEY K TRUSTEE
11937 NW 14TH RD
GAINESVILLE, FL 32606

04321-203-026
MELAMED & WHEELER
11941 NW 15TH RD
GAINESVILLE, FL 32606

04321-204-123
ESCODILLA PETER B & GERALDINE
11942 NW 13TH RD
GAINESVILLE, FL 32606

04321-204-126
PANDY & SASANKAN H/W
11949 NW 13TH RD
GAINESVILLE, FL 32606

04321-204-117
TRUTA DAN & SONIA
11970 NW 14TH RD
GAINESVILLE, FL 32606

04321-601-043
GATES CALVIN
1324 NW 50TH TER
GAINESVILLE, FL 32605

04321-204-101
MERCHANT & OLVER W/H
1365 NW 118TH ST
GAINESVILLE, FL 32606

04321-400-005
CARLTON DREW RYAN & CHRISTINA
PATRICE
1406 NW 117TH TER
GAINESVILLE, FL 32606

04321-204-103
TAUBERT KATHRYN A LIFE ESTATE
1419 NW 118TH ST
GAINESVILLE, FL 32606

04321-400-003
AYDIN & BOZDAG
1426 NW 117TH TER
GAINESVILLE, FL 32606

04321-051-044
HEFFERNAN CRYSTAL
14321 CARIBE ST
CORPUS CHRISTI, TX 78418

04321-400-032
PRICE PEYTON DOUGLAS
1435 NW 116TH WAY
GAINESVILLE, FL 32606

04321-204-104
MORRIS & SNODGRASS
1439 NW 118TH ST
GAINESVILLE, FL 32606

04321-204-119
GARDNER MICHAEL & ANDREA
11957 NW 14TH RD
GAINESVILLE, FL 32606

04321-203-028
BOICE DANIEL STEPHEN &
ALEXANDRA FRANCIS
11983 NW 15TH RD
GAINESVILLE, FL 32606

04321-204-100
KENNEDY FREDERICK L
1335 NW 118TH ST
GAINESVILLE, FL 32606

04321-204-102
MAI & NGUYEN H/W & MAI
1395 NW 118TH ST
GAINESVILLE, FL 32606

04321-400-004
WILD CATHERINE J
1416 NW 117TH TER
GAINESVILLE, FL 32606

04321-400-034
ZHENG GUO HUA
1420 NW 116TH WAY
GAINESVILLE, FL 32606

04321-400-040
TOUPIN & TOUPIN TRUSTEES
1429 NW 117TH TER
GAINESVILLE, FL 32606-0423

04321-204-135
BENVENUTO CHARLES ERIC &
KELLY D
1434 NW 120TH TER
GAINESVILLE, FL 32606

04321-400-002
COSTA JOSE ARIovalDO & SONIA
1436 NW 117TH TER
GAINESVILLE, FL 32606

04321-400-001
TOWNSEND & WIDDER W/H
1446 NW 117TH TER
GAINESVILLE, FL 32606-0424

04321-203-027
HARRIS SUSAN GRAUPMANN &
MICHAEL ROBERT
1196 NW 15TH RD
GAINESVILLE, FL 32606

04321-601-031
LEWIS JERRY E & ELENA J
1231 PARKS DR
SPENCER, IN 47460

04321-600-010
STANFORD LANCE N & STACY D
13510 NW 1ST LN APT 1-302
NEWBERRY, FL 32669

04321-204-124
PETRIE & REICHENBACH-PETRIE H/W
1403 NW 120TH TER
GAINESVILLE, FL 32606

04321-400-039
MILLER & SHALLIS
1419 NW 117TH TER
GAINESVILLE, FL 32606

04321-400-031
BOLSER DONALD C & PATRICIA A
1425 NW 116TH WAY
GAINESVILLE, FL 32606-0429

04321-400-033
FISHER SCOTT C & TANIA
1430 NW 116TH WAY
GAINESVILLE, FL 32606

04321-204-116
JIMENEZ & MARTINEZ H/W
14345 SW 57TH LN APT 3
MIAMI, FL 33183-1060

04321-400-041
MAZLAGHANI MIKEL J & KRISTINA
M
1439 NW 117TH TER
GAINESVILLE, FL 32606

04321-204-136
HARMS LISA J TRUSTEE
1454 NW 120TH TER
GAINESVILLE, FL 32606

04321-204-105
DAUER JEFFREY ALLEN & LEXIE
COLE
1459 NW 118TH ST
GAINESVILLE, FL 32606

04321-204-106
HUMPHRIES JAMES & AMBER
1479 NW 118TH ST
GAINESVILLE, FL 32606

04321-204-137
MCKINNEY DAVID A & TERRI S
1484 NW 120TH TER
GAINESVILLE, FL 32606-0418

04321-401-090
MARBLE TATE & JULIE C
1504 NW 117TH TER
GAINESVILLE, FL 32606

04321-203-031
DELINE & OWENS
1513 NW 118TH ST
GAINESVILLE, FL 32606

04321-202-001
LAPIERRE & WEI-LAPIERRE H/W
1516 NW 120TH TER
GAINESVILLE, FL 32606

04321-401-089
JOHNSON ARTHUR W JR & ANNIE
COOPER
1524 NW 117TH TER
GAINESVILLE, FL 32606

04321-052-091
RIVERA & WILLIAMSON W/H
1535 NW 120TH WAY
GAINESVILLE, FL 32606

04321-202-002
TAYLOR JOHN DENNIS & KAY
PERSONS
1540 NW 120TH TER
GAINESVILLE, FL 32606

04321-052-058
BRYANT FAWN EVE
1542 NW 120TH WAY
GAINESVILLE, FL 32606

04321-052-092
CREWS DAWN MARCHETA
1545 NW 120TH WAY
GAINESVILLE, FL 32606

04321-051-047
CURRENT RESIDENT
1549 NW 121ST WAY
GAINESVILLE, FL 32606

04321-052-057
CASTILLO & CASTILLO
1552 NW 120TH WAY
GAINESVILLE, FL 32606

04321-202-013
THORNTON CHRISTOPHER IAN &
JESSICA NICOLE
1555 NW 120TH TER
GAINESVILLE, FL 32606

04321-052-093
DE LEON-ALEJANDRO & RIVERA-
RAMOS H/W
1555 NW 120TH WAY
GAINESVILLE, FL 32606

04321-051-046
QUINN KEITH
1559 NW 121ST WAY
GAINESVILLE, FL 32606

04321-202-003
POOL AMANDA ELIZABETH
1566 NW 120TH TER
GAINESVILLE, FL 32606

04321-052-094
UTSEY LINDA
1575 NW 120TH WAY
GAINESVILLE, FL 32606

04321-051-045
KING JAMIE L
1579 NW 121ST WAY
GAINESVILLE, FL 32606

04321-202-012
LIVENGOOD IVY
1581 NW 120TH TER
GAINESVILLE, FL 32606

04321-051-029
KNOWLAND GARY V & LORI A
1586 NW 121ST WAY
GAINESVILLE, FL 32606

04321-202-023
VASS WILLIAM BRADFORD &
DELLYNNE COLE
1589 NW 119TH TER
GAINESVILLE, FL 32606

04321-202-015
SAAVEDRA KENNETH A & CRISTINA
M
1590 NW 119TH TER
GAINESVILLE, FL 32606

04321-052-055
DEAN MARY JUNE
1592 NW 120TH WAY
GAINESVILLE, FL 32606

04321-202-004
IHATSU MIKA TAPANI & JAANA
ILONA
1594 NW 120TH TER
GAINESVILLE, FL 32606

04321-052-095
WANG CHUNMEI
1595 NW 120TH WAY
GAINESVILLE, FL 32606

04321-401-088
TIMBRELL DAVID LAURENCE &
RENNETTE
1602 NW 117TH TER
GAINESVILLE, FL 32606

04321-202-016
REYES JOSE ANTONIO & DEENA
MAUREEN
1602 NW 119TH TER
GAINESVILLE, FL 32606

04321-202-022
GIMENEZ & YEPEZ W/H
1603 NW 119TH TER
GAINESVILLE, FL 32606

04321-052-054
MENZEL RICHARD L
1604 NW 120TH WAY
GAINESVILLE, FL 32606

04321-202-011
CASTILLO & RUIZ W/H
1605 NW 120TH TER
GAINESVILLE, FL 32606

04317-000-000
AVERY LINDA H LIFE ESTATE
1606 NW 122ND ST
GAINESVILLE, FL 32606-5301

04321-052-096
MCGRUDER LORI LYNN
1607 NW 120TH WAY
GAINESVILLE, FL 32606

04321-051-030
CAMPBELL CHLOE D
1610 NW 121ST WAY
GAINESVILLE, FL 32606

04321-051-043
BIRON ZOLEIKHA ABDOLLAHI
1611 NW 121ST WAY
GAINESVILLE, FL 32606

04321-401-087
ASHWOOD JERRY A
1612 NW 117TH TER
GAINESVILLE, FL 32606

04319-000-000
HINOTE JASON & MELISSA
1612 NW 122ND ST
GAINESVILLE, FL 32606

04321-052-053
FREEMAN ROBYN A
1614 NW 120TH WAY
GAINESVILLE, FL 32606

04321-052-097
LAWRENCE ALVIN
1617 NW 120TH WAY
GAINESVILLE, FL 32606

04321-051-031
HESS LINDA R
1620 NW 121ST WAY
GAINESVILLE, FL 32606

04321-051-042
GUO & GUO
1621 NW 121ST WAY
GAINESVILLE, FL 32606

04321-202-005
WERTZ CHRISTINE
1622 NW 120TH TER
GAINESVILLE, FL 32606

04321-202-017
JIANG & SHI H/W
1628 NW 119TH TER
GAINESVILLE, FL 32606

04321-202-021
MANSY MAY MOHAMED MOHMOUD
1629 NW 119TH TER
GAINESVILLE, FL 32606

04319-001-000
GONZALEZ & HUNT
1630 NW 122ND ST
GAINESVILLE, FL 32609

04321-202-010
NETO & REIS H/W
1631 NW 120TH TER
GAINESVILLE, FL 32606

04321-600-028
BASTAK CHARLES ANTHONY &
SUSAN DEEVER
16351 NE 51ST ST
WILLISTON, FL 32696

04321-202-020
RENTIERS PAUL KENNETH
1637 NW 119TH TER
GAINESVILLE, FL 32606

04321-052-098
KO JU-HWA
1637 NW 120TH WAY
GAINESVILLE, FL 32606

04321-202-018
FLATER BRUCE T & LINDA R LIFE
ESTATE
1640 NW 119TH TER
GAINESVILLE, FL 32606

04321-051-032
CHAUDHARI BHAVANA &
MARKANDEY P
1640 NW 121ST WAY
GAINESVILLE, FL 32606

04321-051-041
CANCEL & TORRES RIVERA H/W
1641 NW 121ST WAY
GAINESVILLE, FL 32606

04321-052-099
HARRIS BRADLEY E & DENISE N
1647 NW 120TH WAY
GAINESVILLE, FL 32606

04321-202-006
LAMENDOLA JOHN
1648 NW 120TH TER
GAINESVILLE, FL 32606

04321-051-033
MARTIN PHILLIP RONALD
1650 NW 121ST WAY
GAINESVILLE, FL 32606

04321-202-019
STANALAND JOSHUA LEE & ALICIA
MARIA
1652 NW 119TH TER
GAINESVILLE, FL 32606

04321-052-051
HETTINGER CRAIG R
1654 NW 120TH WAY
GAINESVILLE, FL 32606

04321-202-009
ZHONG XIANG
1657 NW 120TH TER
GAINESVILLE, FL 32606

04321-051-034
DAVIS SYLVESTER B & KATHLEEN M
LIFE ESTATE
1660 NW 121ST WAY
GAINESVILLE, FL 32606

04321-051-039
HOHNEY COURTNEY
1661 NW 121ST WAY
GAINESVILLE, FL 32606

04321-052-100
JAMES HUSTON DANIEL JR &
ROBBIN BARBER
1667 NW 120TH WAY
GAINESVILLE, FL 32606

04321-202-007
HARRIS WILLIAM III & MARY
1672 NW 120TH TER
GAINESVILLE, FL 32606

04321-051-035
TAYLOR KELLI A
1680 NW 121ST WAY
GAINESVILLE, FL 32606

04321-202-008
MCMICHAEL HILLARY SCARR HART
& KYLE LEE
1681 NW 120TH TER
GAINESVILLE, FL 32606

04321-051-038
CHEN & YAN H/W
1681 NW 121ST WAY
GAINESVILLE, FL 32606

04321-052-050
PALERMO JOYCE E TRUSTEE
1684 NW 120TH WAY
GAINESVILLE, FL 32606

04321-052-101
STARK VANESSA LIFE ESTATE
1687 NW 120TH WAY
GAINESVILLE, FL 32606

04321-051-036
CHRISTENSEN SHAWN W & TRINA R
1690 NW 121ST WAY
GAINESVILLE, FL 32606

04321-051-037
BASS TERRA
1691 NW 121ST WAY
GAINESVILLE, FL 32606

04321-052-049
SCHOONMAKER ALLEN C JR
1694 NW 120TH WAY
GAINESVILLE, FL 32606

04321-401-085
COHEN SHERON L TRUSTEE
1708 NW 117TH TER
GAINESVILLE, FL 32606

04321-401-083
HE & TIAN W/H
1728 NW 117TH TER
GAINESVILLE, FL 32606

04321-501-028
MATHIA DANIEL RYAN & JENNIFER
SUSAN
1942 NW 113TH DR
GAINESVILLE, FL 32606

04321-501-029
DOUGNAC CARLOS & RAQUEL
1945 NW 113TH DR
GAINESVILLE, FL 32606-1434

04321-401-086
MEDLEY MATTHEW
2145 GRASSY BASIN CT
JACKSONVILLE, FL 32224

04321-600-015
MARTIN THOMAS J & KAREN L
25077 NW 9TH LN
NEWBERRY, FL 32669-3535

04321-401-074
RODGERS WILLIE EDWARD
28 PARK PLACE DR APT 911
COVINGTON, LA 70433-8994

04321-050-008
ROSS INVESTMENT GROUP INC
324 NW 154TH ST
NEWBERRY, FL 32669-2880

04321-400-042
OXER VAN T & CHRISTINA L
3505 NW 136TH ST
GAINESVILLE, FL 32606-4737

04321-601-037
JTW PROPERTIES LLC
414 SW 131ST ST
NEWBERRY, FL 32669

04321-204-118
SHARMA & SINGH TRUSTEES
4215 SANDALWOOD WAY
CUMMING, GA 30041-5855

04321-052-056
PEKKUCUKSEN IBRAHIM ETHEM &
NAILE TUFAN
4320 QUIET CT
GULF BREEZE, FL 32563-9181

04211-005-000
JONESVILLE PROPERTIES INC
4451 NE 41ST TER
GAINESVILLE, FL 32609

04321-052-052
JHA REJESH & SWEETA
5 QUEENS WREATH WAY
IRVING, CA 92612-2110

04315-002-000
WR HOLDINGS LLC
502 NW 16TH AVE STE 1
GAINESVILLE, FL 32601

04321-401-082
MOORE ALLEN M & RONDA F
5353 CHRISTENSEN RD
FT PIERCE, FL 34981

04321-401-076
SONOMA PROPERTIES
MANAGEMENT LLC
5411 MERRITT ISLAND DR
APOLLO BEACH, FL 33572

04321-051-000
SOUTH POINT MASTER OWNERS
ASSOCIATION INC
5950 NW 1ST PL STE 160
GAINESVILLE, FL 32607-6065

04321-051-040
OCONNOR NEIL S
7132 SW 4TH RD UNIT 314
GAINESVILLE, FL 32607

04321-600-005
LAUZAN-VALIENTE & VALIENTE
W/H
9138 SW 90TH ST
GAINESVILLE, FL 32608

04321-601-039
ALLEN & DIETERLE & DIETERLE
924 NW 119TH ST
GAINESVILLE, FL 32606-0450

04321-600-011
MAGUIRE & TORRENS H/W
9822 NW 62ND LN
GAINESVILLE, FL 32653

04321-401-084
RR & NF PROP 2 LLC
PO BIX 140141
GAINESVILLE, FL 32606

04321-200-000
% LAND RIGHT COORDINATOR
CITY OF GAINESVILLE
PO BOX 147117 STA A130
GAINESVILLE, FL 32614-7117

04321-100-000
CITY OF GAINESVILLE
PO BOX 147117 STA E3E
GAINESVILLE, FL 32614

FLETCHER'S MILL ASSOCIATION,
INC.
4510 NW 6th Place, Suite 3
GAINESVILLE, FL 32607

School Board of Alachua County
620 E. University Ave.
Gainesville, FL 32601

Alachua County
Michelle Lieberman, County Manager
12 SE 1st Street
Gainesville, FL 32601



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

04321-203-027
HARRIS SUSAN GRAUPMANN &
MICHAEL ROBERT
1196 NW 15TH RD
GAINESVILLE, FL 32606

JACKSONVILLE FL 320

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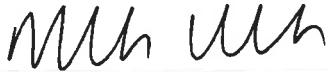
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Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

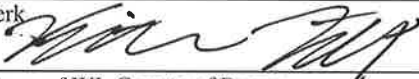
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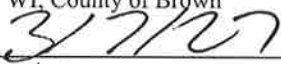
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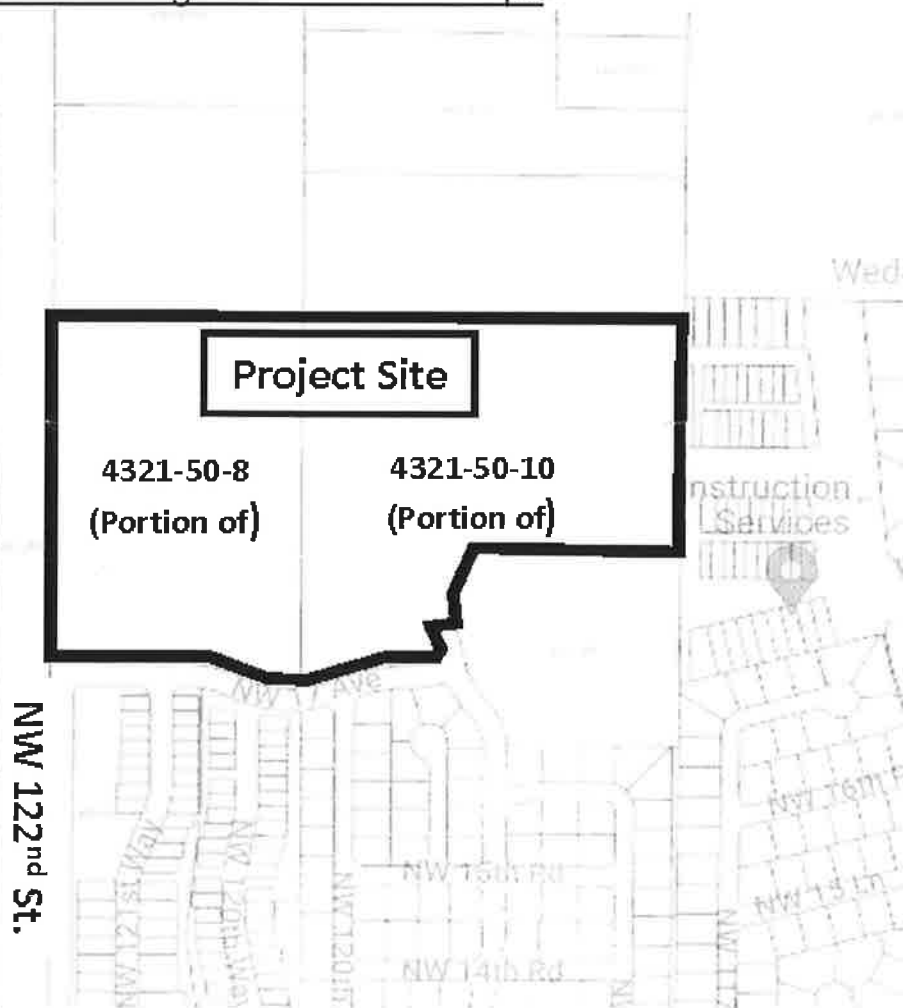
KAITLYN FELTY
Notary Public
State of Wisconsin

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Preliminary Development Plan for a single family (detached) residential subdivision (final phase of the South Pointe Planned Development) on a portion of tax parcel no. 04321-050-008 and 04321-050-010 (Low Density Residential land use designation and Planned Development (PD) zoning), on approx. 33 +/- acres. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The virtual Zoom meeting can be accessed by the following information:

Date/Time: Wed., Sept 27, 2023 at 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in: (646) 558-8656

To submit comments, request a link to the meeting, or request paper copies of meeting materials, e-mail or call the contact below. After the meeting, a recording will be posted at www.edafl.com/neighborhoodworkshops.



GF-37268082



Contact: Sergio Reyes, P.E

P: (352) 373-3541 **E :** permitting@edafl.com



**South Pointe Planned Development
Unit IIB
Preliminary Development Plan**

Neighborhood Meeting - September 27, 2023

Neighborhood Workshop

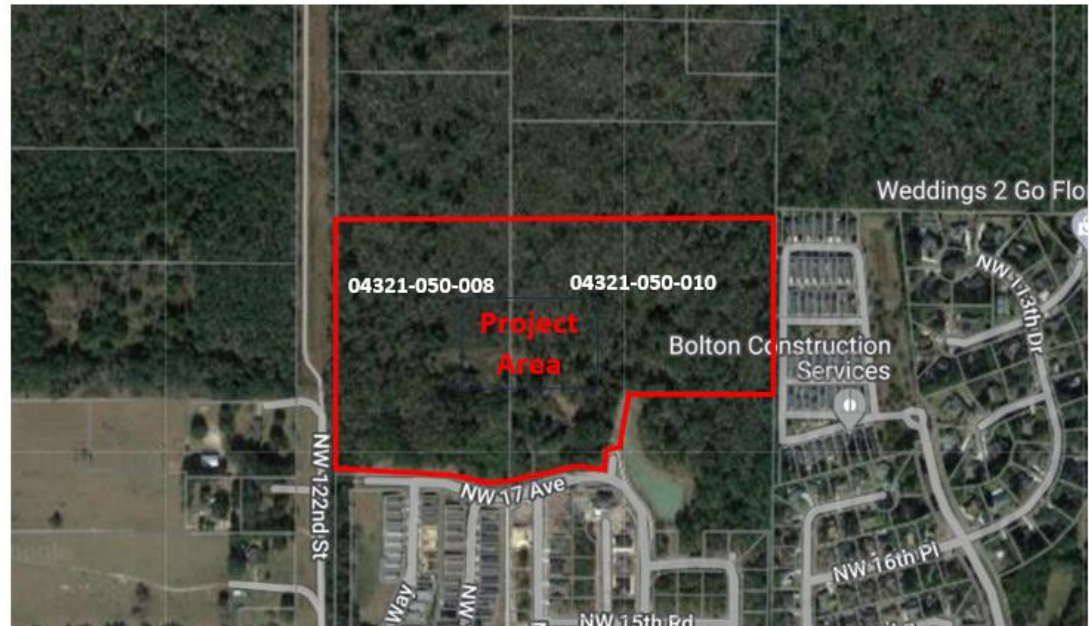
A neighborhood workshop will be held to discuss a proposed Preliminary Development Plan for a single family (detached) residential subdivision (final phase of the South Pointe Planned Development) on a portion of tax parcel numbers 04321-050-008 and 04321-050-010 (Low Density Residential land use designation and Planned Development (PD) zoning), on approximately 33 +/- acres. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Wednesday, September 27, 2023
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

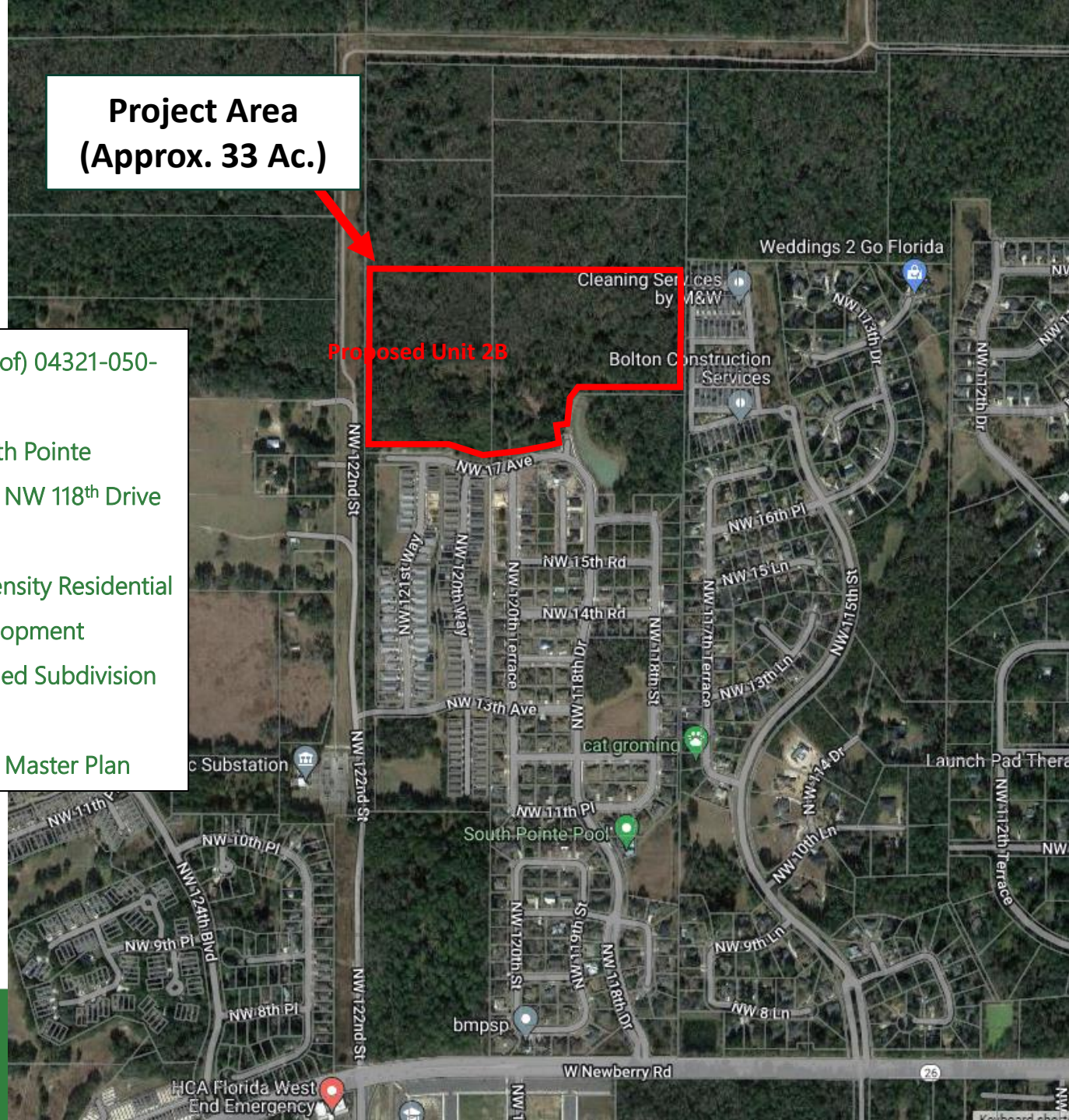
Sergio Reyes, P.E. eda consultants, inc.
permitting@edafl.com (352) 373-3541



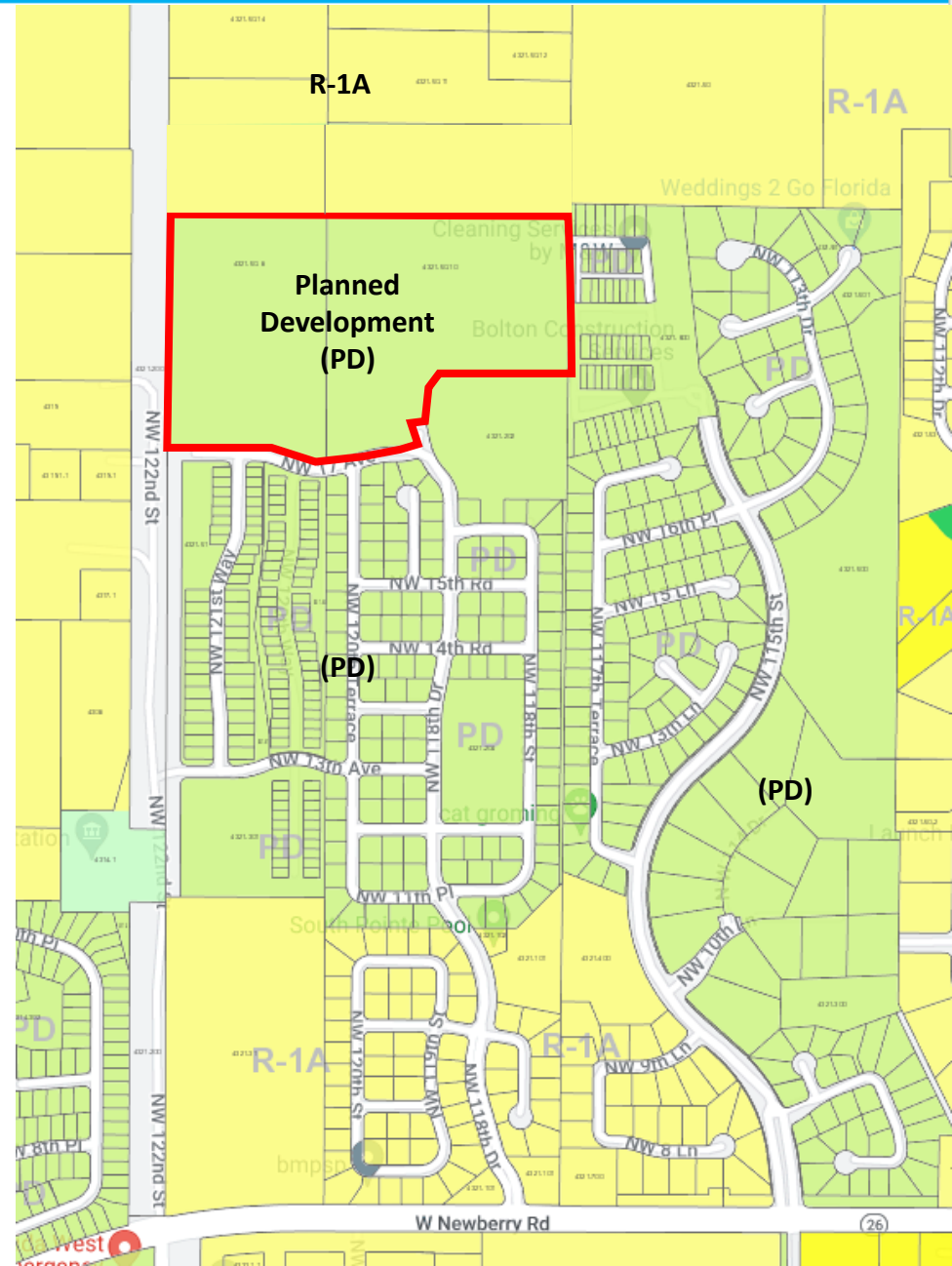
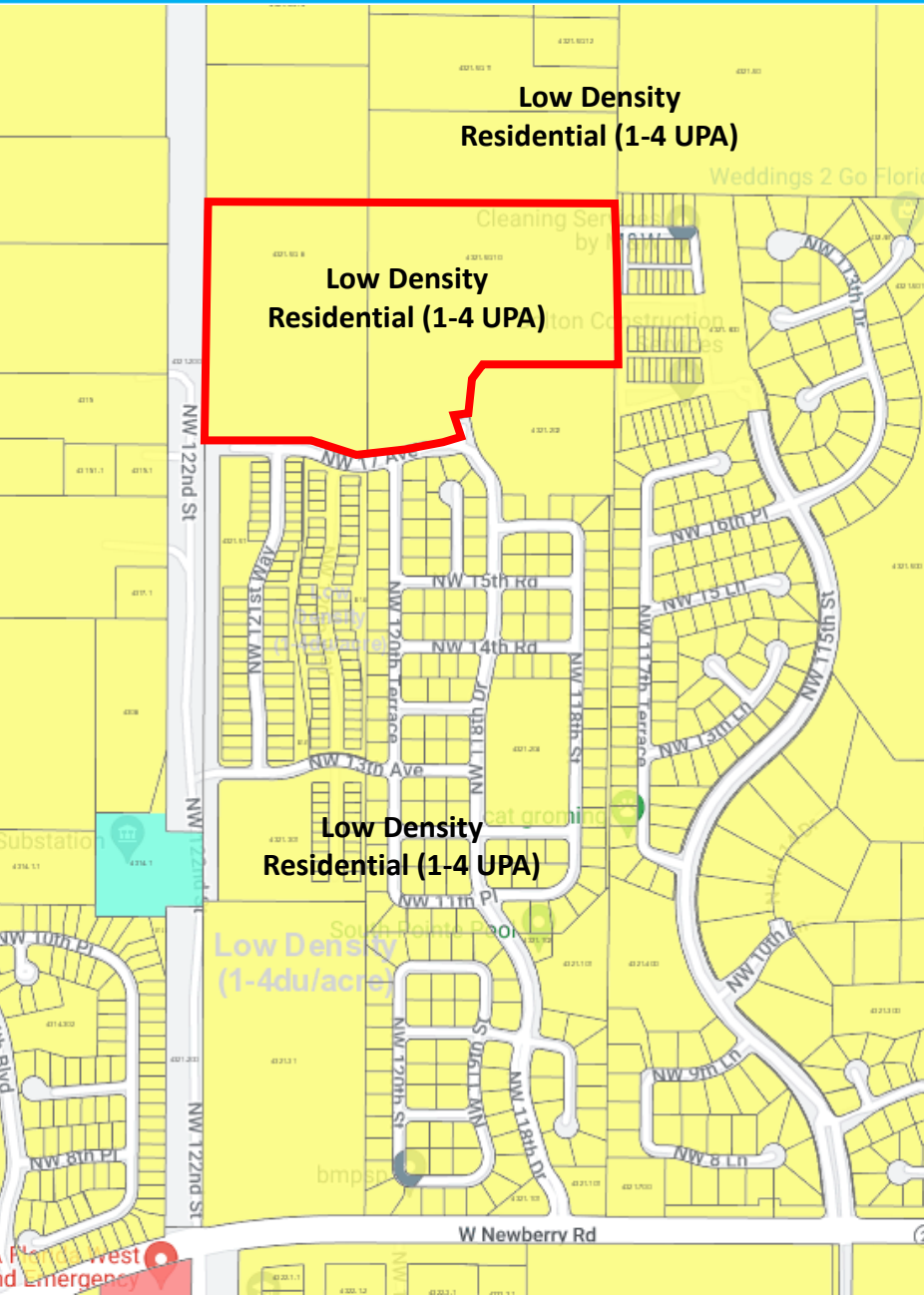
Property Location Map

Project Area
(Approx. 33 Ac.)

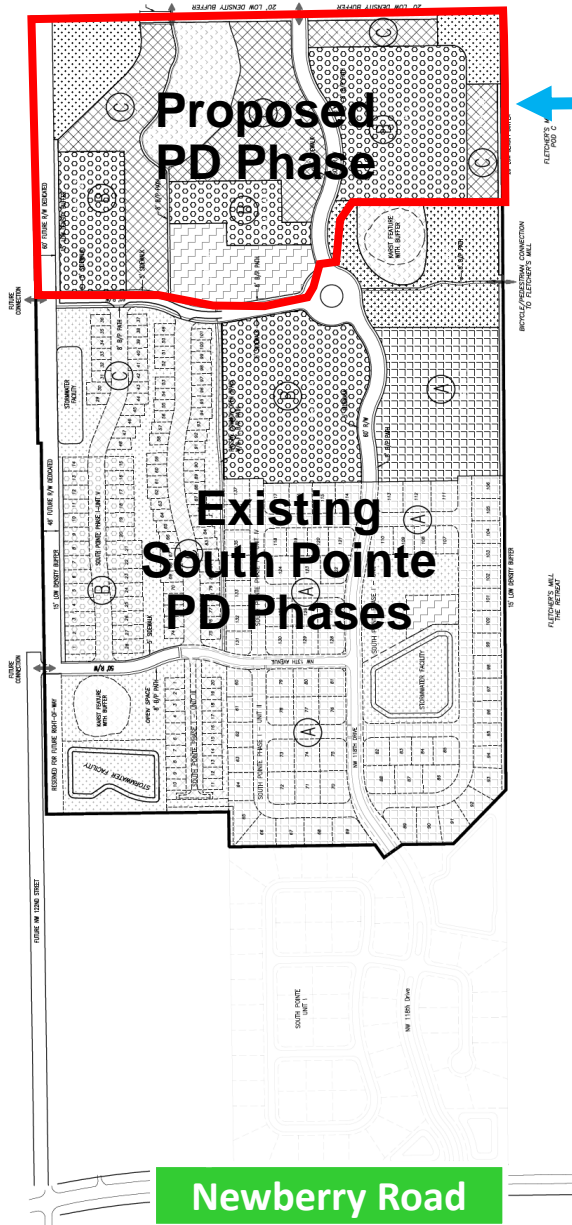
- Tax Parcel Numbers (a portion of) 04321-050-008 & 04321-050-010
- Location: Northern End of South Pointe Subdivision, by NW 17th Ave. & NW 118th Drive
- Approx. 33 Acres
- Land Use Designation: Low Density Residential
- Zoning District: Planned Development
- Proposed Single Family Detached Subdivision
- Approximately 100-110 Units
- Final Phase of South Pointe PD Master Plan



Existing Land Use & Zoning Maps



Approved PD Zoning Master Plan



PD allows 170 Lots in this Phase

South Pointe PD Density

414 Units Allowed

- 244 Existing Lots
- 102 Lots Proposed (60% of permitted)
- 346 Total Lots

68 Lots Below Max. Allowed in PD

**Approximate Number of Proposed Lots*

Proposed Draft Preliminary Development Plan



DEVELOPMENT DATA	
1. SITE AREA	33.3 ACRES
2. TOTAL STORMWATER AREA	32.1 ACRES
3. DRAINAGE AREA A	7.48 ACRES (21.4%)
4. DRAINAGE AREA B	1.04 ACRES (3.1%)
5. PARCELS	

Project Overlay Exhibit



122nd Street Improvements

- County Road Project
- South Pointe Developer has provided funds toward road design & permitting, along with traffic impact (TMPA) fees
- County is finalizing road design
- Project construction is budgeted
- Anticipated to start soon
- Will extend from Newberry Road to NW 17th Avenue



County Subdivision Approval Process

Three Primary Applications:

1. Zoning Map – Planned Development (Approved)
2. Preliminary Development Plan (Current Proposed Application)
3. Final Development Plan & Final Plat (Next Step)

Next Steps

- Neighborhood Workshop – September 26, 2023
- Preliminary Development Plan
 - County Submittal – October 2023
 - County Commission – Tentatively Jan/Feb 2024
- Final Development Plan / Final Plat
 - County Submittal – Tentatively March 2024
 - DRC Hearing – Tentatively May 2024

Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Any follow-up questions? Email permitting@edafl.com or call 352-373-3541

Contact Information

- Phone: (352) 373-3541
- Email: permitting@edafl.com
- Website: www.edafl.com/neighborhoodworkshops

- Mail: 720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Neighborhood Meeting Minutes

Project: South Pointe Ph. 2, Unit IIB
Preliminary Development Plan

Meeting Date & Time: September 27, 2023 at 6:00 p.m.

Community Participants: 7 participants in total
Kathryn Taubert
Valerie Mickler
Xiang Zhong
Gwen Stressman
Kathy's iPad
Carmen Cuenca
352-451-4841

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a Power Point presentation to inform the participants of the project and then opened up the floor for questions afterwards. The following is a summary of the discussion:

- Q: The Development at the corner of 122nd and Newberry is not your development, correct?
A: Correct. That is a different development proposal.
- Q: This development will generate probably another 100-200 cars, and that development is at least going to add the same. Although the county plans to extend 122nd to 39th Avenue eventually, you're saying they're only planning on extending 122nd Street to 17th Avenue at this time. My concern/suggestion is to try to get a traffic light installed at the current entrance to South Pointe. Is that possible?
A: Newberry Road is an FDOT roadway, meaning that they make the decision on where stop lights are permitted. They have indicated in the past that a stoplight at the existing entrance is not feasible due to separation requirements to other intersections with stoplights (Newberry and 122nd Street). I don't anticipate them changing their opinion. All of the efforts by the County and developer have been focused on extending 122nd northward to allow for multiple access points that will connect South Pointe to the stoplight at 122nd Street and Newberry Road, which will allow much safer ingress/egress onto Newberry Road.
- Q: Where there is more traffic, there should be more traffic lights. We would like a stoplight at the existing entrance to South Pointe.
A: We can ask the county and FDOT if their position has changed.

- Q: You mentioned a 20 feet buffer between Charleston Park and South Pointe. On my personal survey it shows 25 feet, and some of the association documents it says 25 feet. Can you explain?
- A: The 20 foot buffer I have mentioned would be on the South Pointe side (proposed), and there is an existing 25 feet buffer on the Charleston Park side (which will remain). So, you will have a 45 foot (total) buffer between your lot and the closest proposed lots in South Pointe.
- Q: Is the proposed stormwater area included in the buffer?
- A: Yes, a portion of the basin is in the buffer, which will be a shallow, dry basin with landscaping. The county has pretty stringent requirements for landscape plantings in both stormwater areas and buffers, so this should be a nice landscaped green space area.
- Q: So there will not be any chance of flooding into the Charleston Park area?
- A: The stormwater system has to capture all of the runoff from this development and cannot discharge any additional water beyond what happens in a natural condition.
- Q: What are the dimensions of recreation area and stormwater/green space/conservation area?
- A: Don't have exact dimensions at this moment, but the overall size will be approx. 2 acres.
- Q: Will the proposed recreation area include parking, or will there be parking on the roadside?
- A: Parallel parking is something we could consider within the ROW that is adjacent to the recreation area. That is typically detailed information that is included on the final development plan.
- Q: Can you show me the relationship of this development to 118th Street? Is there green space there at the top of 118th street?
- A: Correct - none of that is part of this project and will not be affected. The areas that are currently green space there will remain.
- Q: I'd be very happy to see as many trees conserved as possible in those green areas. Will there be trees kept?
- A: Yes, the county regulations require tree canopy preservation, in this case, particularly in the conservation area, recreation area and buffers.
- Q: Are there any trails?
- A: One of the components of this approved zoning plan is a trail adjacent to the conservation area, connecting to the recreation area and 17th Avenue.
- Q: Is this part of the South Pointe Development?
- A: Yes
- Q: Will you send out the notice, or will it come from the county?
- A: It will be a mailed notice sent by the County. There will also be a sign posted by the property to inform you of the meeting date.
- Q: When is construction scheduled to start?
- A: The absolute earliest that any site construction could occur is the middle of next year.
- Q: Will the existing trail from Charleston Place be affected?
- A: No, that will not be impacted by this development.

Q: Do you see any possibility of the density being changed?

A: I don't think so. Considering all the requirements- stormwater, buffers, conservation, etc. I don't see it changing much, if at all, from the range discussed in the meeting tonight.

Q: Do you have any idea what will happen to the properties to the north of the PD? Who owns them?

A: There are no plans to do anything at this time. The PD does show a road stub-out to the north, but there is no master plan for that area or any development approvals. Any development there would have to start the process from scratch, similar to the process we are discussing tonight. Some of the property to the north is under the same ownership as the developer, and some parcels are under other ownership.

Q: I received a mail notice, but my neighbor did not - how is that determined?

A: The county notification process includes every property owner within 500 feet of the site, and every HOA within the area. We receive the mailing list from the county. It's possible that someone further south would not have received the notice, if the HOA did not forward the information.